



IT IS ORDERED as set forth below:

A handwritten signature in black ink that reads "Jeffery W. Cavender".

Date: June 3, 2019

Jeffery W. Cavender
U.S. Bankruptcy Court Judge

**IN THE UNITED STATES BANKRUPTCY COURT
FOR THE NORTHERN DISTRICT OF GEORGIA
ATLANTA DIVISION**

IN RE:) CHAPTER 13
)
KENETTA NATASHE MUHAMMAD)
)
Debtor.) CASE NO.: 17-59230-JWC

ORDER ON MOTION TO APPROVE SALE OF REAL PROPERTY

On April 12, 2019, the Debtor filed a Motion to Approve Sale of Real Property (the "Motion") (Docket No. 48) requesting permission from the Court to sell real property located at 2049 Highview Road SW, Atlanta, GA 30311 (the "Property") for \$282,500.00 to Blacktop Consulting LLC. A hearing on the Motion was held on May 7, 2019. At the hearing, Debtor's Counsel and Counsel for the Chapter 13 Trustee appeared. No appearances were made by any other party in interest and no objections to the Motion were timely filed. Therefore, for good cause shown, it is hereby

ORDERED that the Motion is ***granted*** and sale of the Property as set forth above and in the Motion is ***approved*** with all liens being paid in full at the closing of the sale. It is

FURTHER ORDERED that Debtor shall (i) object to the claim of the mortgage lender if the claim has not been withdrawn or amended to reflect the sale within ten (10) days after the closing on the sale of the Property; (ii) proceeds from the sale of the Property to be paid directly to her Chapter 13 Trustee to be disbursed to unsecured creditors first and then any remaining proceeds to be refunded to the Debtor; and (iii) Debtor will provide the Chapter 13 Trustee with a copy of the HUD1 statement within 10 days of the sale.

[END OF DOCUMENT]

Prepared and submitted by:

/s/
Howard P. Slomka
Georgia Bar #652875
Attorney for the Debtor
Slipakoff & Slomka, PC
Overlook III
2859 Paces Ferry Rd, SE, Suite 1700
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404-800-4001

No opposition by:

/s/ (signed with express permission)
Julie M. Anania, Esq.
GA Bar No.: 477064
Staff Attorney for
Nancy J. Whaley
Standing Chapter 13 Trustee
303 Peachtree Center Avenue, NE
Suite 120
Atlanta, GA 30303
janania@njwtrustee.com
678-992-1210

DISTRIBUTION LIST

Kenetta Natashe Muhammad
2049 Highview Road SW
Atlanta, GA 30311

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2859 Paces Ferry Rd, SE
Atlanta, GA 30339

Nancy J. Whaley
Chapter 13 Trustee
303 Peachtree Center Avenue
Suite 120, Suntrust Garden Plaza
Atlanta, GA 30303

(See attached matrix for additional creditors)

113E-1
Case 17-59230-jwc

200 Renaissance Ctr

Northern District of Georgia

Detroit, MI 48243-1300

Atlanta

Mon Jun 3 12:56:39 EDT 2019

(p)AMERICAN HONDA FINANCE

P O BOX 168088
IRVING TX 75016-8088Julie M. Anania
Nancy J. Whaley
Standing Chapter 13 Trustee
Suite 120
303 Peachtree Center Avenue
Atlanta, GA 30303-1286CIS Financial Services, Inc.
Bankruptcy Department
Attn: Tamara Armstrong
PO Box 1906
Hamilton, AL 35570-1906

(p)CAPITAL ONE

PO BOX 30285
SALT LAKE CITY UT 84130-0285Capital One
Po Box 30253
Salt Lake City, UT 84130-0253Capital One Bank (USA), N.A.
PO Box 71083
Charlotte, NC 28272-1083Central Finl Control
Po Box 660873
Dallas, TX 75266-0873Cis Fin Svcs
369 10th Avenue Sw
Hamilton, AL 35570-6511Enhanced Recovery Co L
8014 Bayberry Rd
Jacksonville, FL 32256-7412A. Michelle Hart Ippoliti
McCalla Raymer Leibert Pierce, LLC
1544 Old Alabama Rd.
Roswell, GA 30076-2102Vanessa A. Leo
Shapiro Pendergast & Hasty, LLP
211 Perimeter Center Parkway NE
Suite 300
Atlanta, GA 30346-1305Kenetta Natashe Muhammad
2049 Highview Road SW
Atlanta, GA 30311-2536National Collegiate Student
Loan Trust 2005-1
Transworld Systems Inc.
NORCROSS GA 30091PRA Receivables Management, LLC
PO Box 41021
Norfolk, VA 23541-1021Portfolio Recovery Ass
287 Independence
Virginia Beach, VA 23462-2962(p)PORTFOLIO RECOVERY ASSOCIATES LLC
PO BOX 41067
NORFOLK VA 23541-1067John D. Schlotter
McCalla Raymer Pierce, LLC
1544 Old Alabama Road
Roswell, GA 30076-2102Howard P. Slomka
Slipakoff & Slomka, PC
Overlook III - Suite 1700
2859 Paces Ferry Rd, SE
Atlanta, GA 30339-6213Source Receivables Mng
4615 Dundas Dr Ste 102
Greensboro, NC 27407-1761Synchrony Bank
c/o PRA Receivables Management, LLC
PO Box 41021
Norfolk, VA 23541-1021The Money Source Inc.
500 South Broad Street Suite 100A
Meriden, CT 06450-6755Maria A. Tsagaris
McCalla Raymer Liebert Pierce
1544 Old Alabama Road
Roswell, GA 30076-2102US DEPT OF EDUCATION
CLAIMS FILING UNIT
PO BOX 8973
MADISON, WI 53708-8973Us Dept Of Ed/gleisi
Po Box 7860
Madison, WI 53707-7860Verizon
by American InfoSource LP as agent
4515 N Santa Fe Ave
Oklahoma City, OK 73118-7901Verizon
by American InfoSource LP as agent
PO Box 248838
Oklahoma City, OK 73124-8838Verizon Wireless
Po Box 49
Lakeland, FL 33802-0049

Nancy J. Whaley
Nancy J. Whaley, Standing Ch. 13 Trustee
303 Peachtree Center Avenue
Suite 120, Suntrust Garden Plaza
Atlanta, GA 30303-1216

The preferred mailing address (p) above has been substituted for the following entity/entities as so specified by said entity/entities in a Notice of Address filed pursuant to 11 U.S.C. 342(f) and Fed.R.Bank.P. 2002 (g) (4) .

American Honda Finance
Po Box 1027
Alpharetta, GA 30009

(d)American Honda Finance Corporation
National Bankruptcy Center
P.O. Box 168088
Irving, TX 75016-8088

Capital One
15000 Capital One Dr
Richmond, VA 23238

Portfolio Recovery Associates, LLC
POB 41067
Norfolk VA 23541

The following recipients may be/have been bypassed for notice due to an undeliverable (u) or duplicate (d) address.

(u)Ally Bank

(u)CIS Financial Services, Inc.

(u)The Money Source Inc.

End of Label Matrix	
Mailable recipients	30
Bypassed recipients	3
Total	33